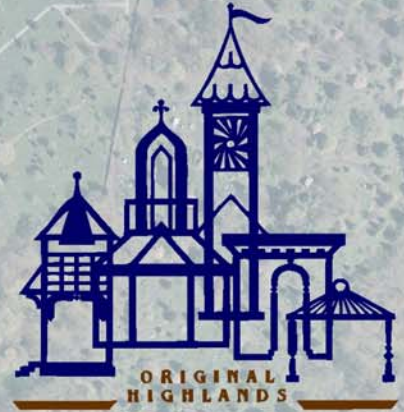


# Original Highlands Neighborhood Plan

## Executive Summary



Prepared for:

**Louisville Metro**

**Department of Planning & Design Services**

Prepared by:

**The Corradino Group, Inc.**



**September 2006**



# EXECUTIVE SUMMARY

## ORIGINAL HIGHLANDS NEIGHBORHOOD PLAN

Louisville Metro Planning & Design Services (P&DS) has worked over the past year with a Neighborhood Planning Task Force designated by Mayor Jerry Abramson to create a Neighborhood Plan for the Original Highlands neighborhood. The plan has been developed consistent with the principles of Louisville Metro's Comprehensive Plan, Cornerstone 2020, and P&DS's adopted Neighborhood Planning guidelines.

This is the Executive Summary for the Original Highlands Neighborhood Plan. It includes the vision statement adapted by the neighborhood and recommendations relevant to Cornerstone 2020 and the Land Development Code. Figure ES-1 and Table ES-1 present the recommendations relevant to Cornerstone 2020 in the Plan.

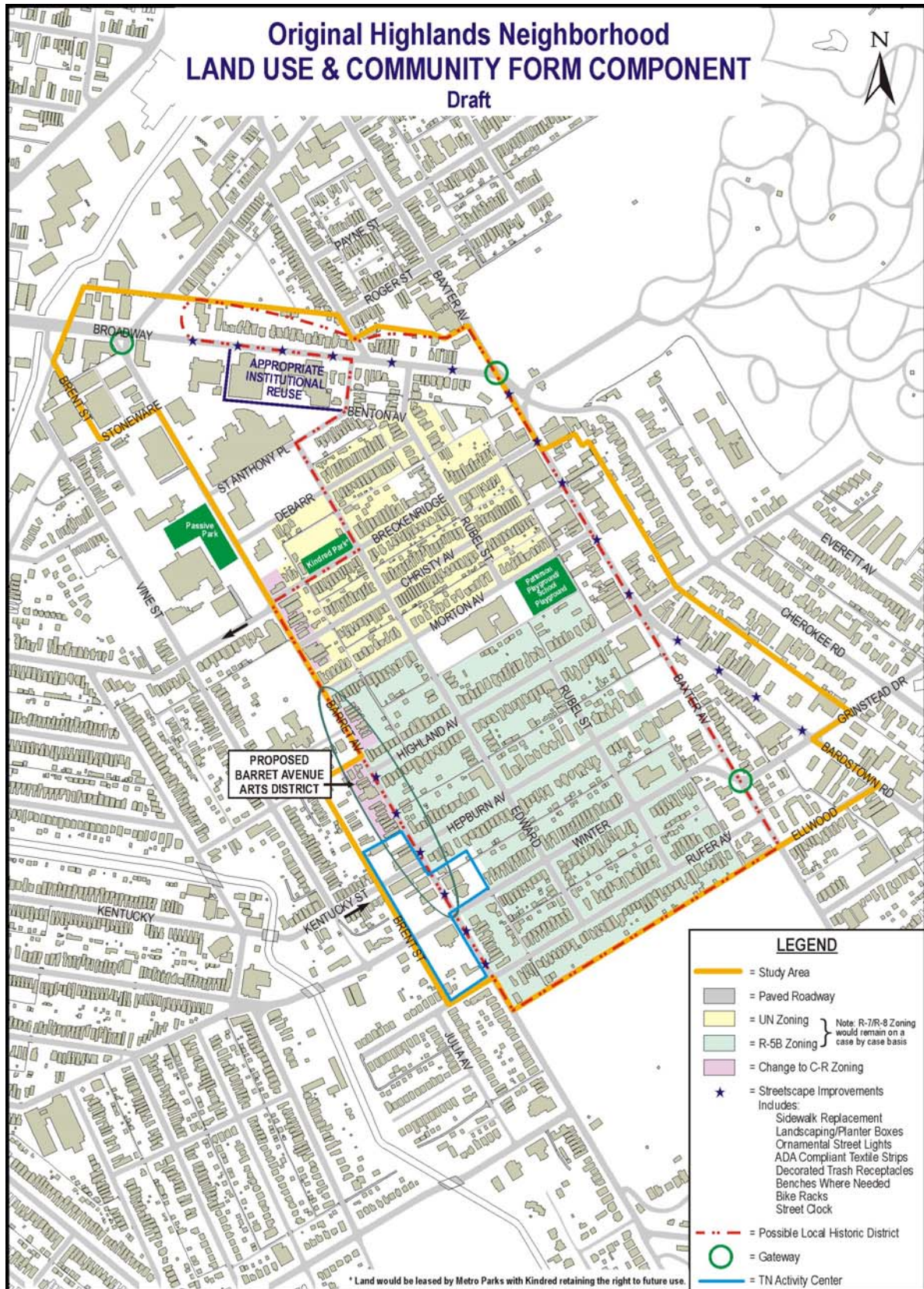
### Vision Statement

*In the year 2020, the Original Highlands maintains its strong sense of pride as one of Louisville's first neighborhoods, and continues to build on its legacy of being a diverse and affordable mixed-use neighborhood. The neighborhood has strengthened its sense of community through neighborhood programs and activities that promote a more livable traditional neighborhood that welcomes people of all ages and all walks of life. Alley and streetscape enhancements have contributed to the safe feeling of the neighborhood and have increased the neighborhood's appeal.*

*Baxter Avenue and Barret Avenue are vibrant commercial corridors, with shops, galleries, restaurants and other unique uses, that make this neighborhood a city destination, enhancing the quality of life without intruding into the neighborhood's predominantly single-family residential fabric. Parking solutions have been implemented to lessen the negative impacts of visitors to the corridors.*

*New development and redevelopment respects the mass, scale and architecture of the neighborhood. Existing institutional structures have been adaptively and creatively reused in ways that create new neighborhood assets and are neighborhood-compatible. All new neighborhood uses strive to maintain and enhance the valuable historic personality of the Original Highland recommendations relevant to Cornerstone 2020 and the Land Development Code.*

Figure ES-1



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**Table ES-1**  
**Original Highlands Neighborhood Plan**  
**Cornerstone 2020/Land Use Development Code Resolutions**

Recommendation	Implementation Responsibility	Cost	Timeframe
<b>Cornerstone 2020/LDC</b>			
LU1 – Rezone area of neighborhood north of Morton to UN Zoning. As shown in Figure 4-1.	Louisville Metro Planning Commission	Staff Time	Short, < 1 year*
LU2 - Revise the UN district ordinance to allow for greater neighborhood involvement in the process for planned development options (the only mechanism for creating multi-family development in the UN district).	Louisville Metro Planning Commission	Staff Time	Short, < 1 year*
LU3 – Rezone area of neighborhood south of Morton to R-5B. As shown in Figure 4-1.	Louisville Metro Planning Commission	Staff Time	Short, < 1 year
LU4 – Rezone appropriate portion of Barret Avenue corridor to C-R. As shown in Figure 4-1.	Louisville Metro Planning Commission	Staff Time	Medium, 1 to 3 years
LU5 – Designate properties on Barret from Lynn’s Café (984 Barret Ave) to one block south of Winter as Traditional Neighborhood Activity Center. As shown in Figure 4-1.	Louisville Metro Planning Commission	Staff Time	Short, <1 year
LU6 – Any proposed re-use of the Mercy Academy and Breckenridge Metropolitan High School campuses should be focused on condominium or mixed professional office/residential uses, and/or consistent with the uses allowed in their existing underlying zoning district, unless it can be demonstrated that a proposed change of use is compatible with the surrounding neighborhood and the intent of the Traditional Neighborhood Form District.	Louisville Metro Planning Commission	Staff Time	Ongoing
LU7 – Revise Land Development Code to add to permitted use list for the C-R Zoning District: Studios for artists, designers, and similar professionals; art galleries and shops; and other appropriate neighborhood-serving commercial uses or Conditional Uses.	Louisville Metro Planning Commission	Staff Time	Ongoing
LU8 – Per Cornerstone 2020, Baxter Avenue is a Traditional Marketplace corridor and encourages a mix of land uses compatible with the form. An over abundance of any one use is not consistent with Cornerstone 2020. Additional bars or restaurants with liquor licenses over and above the current density should be discouraged.	Louisville Metro Planning Commission	Staff Time	Ongoing
M1 – Review any applications for parking waivers against the Bardstown Road Parking Study, May 5, 2006 Final Report, prepared for Parking Authority of River City (PARC), or subsequent parking study addressing the same geographic area and content. Any parking waiver request must demonstrate parking deficits in the area, as discussed in the Bardstown Road Parking Study, or a subsequent parking study of the area, are not further increased by waiving the parking requirements.	Louisville Metro Planning Commission	PDS Staff Time	Ongoing

Timeframe for recommendations could be increased or decreased depending on unforeseen circumstances.

\* Refer to Figure ES-1